

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		ROCKMONT RD, ARLINGTON

OWNERSHIP

Owner 1:	O'FARRELL PETER M				
Owner 2:					
Owner 3:					
Street 1:	151 SUMMER STREET				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .373 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Clapboard Exterior and 3508 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		16233		Sq. Ft.	Site		0	70.	0.56	12									634,890						634,900	

Total AC/HA:	0.37266	Total SF/SM:	16233	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	634,890	Spl Credit		Total:	634,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	16233.000	633,900	4,200	634,900	1,273,000
Total Card	0.373	633,900	4,200	634,900	1,273,000
Total Parcel	0.373	633,900	4,200	634,900	1,273,000
Source: Market Adj Cost	Total Value per SQ unit /Card:			362.88	/Parcel: 362.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	633,900	4200	16,233.	634,900	1,273,000		Year end	12/23/2021
2021	104	FV	602,500	4200	16,233.	634,900	1,241,600		Year End Roll	12/10/2020
2020	104	FV	602,400	4200	16,233.	634,900	1,241,500	1,241,500	Year End Roll	12/18/2019
2019	104	FV	457,200	4500	16,233.	589,500	1,051,200	1,051,200	Year End Roll	1/3/2019
2018	104	FV	457,200	4500	16,233.	589,500	1,051,200	1,051,200	Year End Roll	12/20/2017
2017	104	FV	427,100	4500	16,233.	517,000	948,600	948,600	Year End Roll	1/3/2017
2016	104	FV	427,100	4500	16,233.	471,600	903,200	903,200	Year End	1/4/2016
2015	104	FV	351,800	4600	16,233.	417,200	773,600	773,600	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

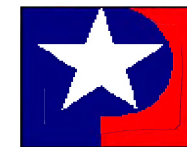
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2009	Meas/Inspect	372	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
8/3/1993		AJS	

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	128597
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
9	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

By	N
10	PATRIOT

2	PATRIOT
33	PATRIOT
IS	

